

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18657 - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Site Development Plan Review (SDR-10784) is hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18753) and Variance (VAR-12669) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan date stamped 1/03/07, and building elevations date stamped 12/11/06, except as amended by conditions herein.
5. A Waiver from 19.08.045 is hereby approved to reduce landscape buffer zones to zero feet for 65 lineal feet and 70 lineal feet along the southern property line, and for 240 lineal feet along the eastern portion of the property adjacent to the on-site public trail.
6. A Waiver from 19.10.010 is hereby approved, to allow a reduction in parking lot landscaping (tree requirement) on parking lot islands.
7. A Waiver from 19.08.045 is hereby approved, to reduce required landscaping standard tree requirement along the perimeter of the project site where 59 are required but 48 are proposed.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. (A) The site plan shall designate 3 loading parking spaces designed in accordance with Title 19.10.020.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
12. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a screened and covered trash enclosure pursuant to Title 19.08.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for ZON-18753 and all other subsequent site-related actions.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 3-story 40,971 square-foot office building, a Waiver of perimeter landscape buffer requirements to allow a zero foot buffer where 8 feet is required along the southern property line and along the on-site public trail; a Waiver of perimeter landscape standards; and a Waiver of parking lot landscaping on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo, west of Cimarron-Memorial High School. A companion application for a Rezone (ZON-18753) from U (Undeveloped) to P-R (Professional Office and Parking) will be considered concurrently with this request. Staff recommends approval of the Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/18/04	The City Council approved a request (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium-Low Density Residential) to O (Office) on 2.67 acres at 7401 Smoke Ranch Road. The Planning Commission failed to reach a supermajority vote, which is tantamount to a recommendation of denial, on 01/22/04. Staff had recommended approval.
02/18/04	The City Council approved requests for a Rezoning (ZON-3456) from U (Undeveloped) to P-R (Professional Office and Parking) and for a Site Development Plan Review (SDR-3457) for a 31,555 square-foot office building on the subject site. The Planning Commission recommended approval on 01/22/04. Staff had recommended approval.
01/26/06	The Planning Commission voted to abey an item and companion request for a Rezoning (ZON-10778) to a C-1 (Limited Commercial) zoning district, a Variance (VAR-10780) for reduction of landscape buffering, a Variance (VAR-10781) for residential adjacency, a Special Use Permit (SUP-10783) for Mixed-Use Development, and a Site Development Plan Review (SDR-10784) as VAR-10780 was withdrawn without prejudice and SDR-10784 required re-notification.
02/23/06	The Planning Commission abeyed an item and companion request for a General Plan Amendment (GPA-10776) to an SC (Service Commercial) land use designation, a Rezoning (ZON-10778) to C-1 (Limited Commercial), a Variance (VAR-10781) for Residential Adjacency, and a Special Use Permit (SUP-10783) for Mixed-Use Development, to allow the applicant to meet with area residents and address design changes to the project.

03/23/06	The Planning Commission considered an item and companion request for a General Plan Amendment (GPA-10776) to an SC (Service Commercial) land use designation, a Rezoning (ZON-10778) to C-1 (Limited Commercial), and a Special Use Permit (SUP-10783) for Mixed-Use Development. The Variance for Residential Adjacency (VAR-10781) has been addressed as a result of design changes and the applicant has requested that it be withdrawn without prejudice. Planning Commission approved the project and staff recommended denial. The Request for Rezoning (ZON-10778) from U (Undeveloped) [O(Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) C-1 (Limited Commercial) was withdrawn without prejudice.
05/17/06	The City Council considered a request for a Site Development Plan Review (SDR-10784) for a proposed three-story, 45-foot high, mixed-use development consisting of 25 residential units and 13,243 square feet of office space, waivers to allow a minimum lot width of 59 feet where 100 feet is the minimum lot width required, and to allow a reduction of perimeter landscape standards. Companion item requests for a Variance (VAR-12669) to allow a Three-Story Building where Two Stories is the maximum height allowed, and a Special Use Permit (SUP-10783) for a proposed mixed-use development were considered as well. City Council approved all requests.
01/25/07	The Planning Commission recommended approval of companion item ZON-18753 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #53/ja).
<i>Pre-Application Meeting</i>	
11/15/06	A Pre-Application Meeting was held with the applicant with regard to Site Development Plan Review application. The applicant was informed of the requirement for a handicapped accessible route to the public right-of-way.
<i>Neighborhood Meeting</i>	
Unknown	The applicant has stated that a Neighborhood Meeting was held for this project. Staff requested documentation summarizing the outcome of the meeting however the applicant did not submit this information.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.72 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking)
North	Church	ML (Medium-Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation]
South	Sports Field	PR-OS (Parks, Recreation, Open Space)	C-V (Civic)
East	High School	PF (Public Facilities)	C-V (Civic)
West	Single family Residential	ML (Medium-Low Density Residential)	R-CL (Single Family-Compact Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following Professional Office and Parking Development Standards apply to the subject proposal:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	2.72 acres	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
a. Front	20 Feet	500 Feet	Y
b. Side	5 Feet	52 Feet	Y
c. Corner	15 Feet	N/A	Y
d. Rear	15 Feet	60 Feet	Y
Max. Lot Coverage	50 %	35%	Y
Max. Building Height	Lesser of 2 stories or 35 feet	3 stories, 35 Feet	Y*
Trash Enclosure	Screened and covered	Yes	Y

Loading Zone	30,000-50,000 square feet: 3 required	Not indicated	N
Mech. Equipment	On roof	Yes	Y

*Variance (VAR-12669) approved 3-story building height.

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	60 feet setback	77	Y
Trash Enclosure	50 foot distance	355 feet	Y

Pursuant to Title 19.12 the following landscape standards apply to the subject proposal:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	<ul style="list-style-type: none"> 1 Tree/6 Spaces 1 Tree for every landscape island 	<ul style="list-style-type: none"> 170 spaces = 28 Trees 37 islands = 37 trees 	<ul style="list-style-type: none"> 39 trees 28 trees 	Y N
Buffer: Min. Trees	1 Trees/ 30 Linear Feet 1 Trees/20 Linear Feet	<ul style="list-style-type: none"> 47 Trees 12 Trees 	41 Trees 7 Trees	N N
TOTAL		59	48	N
Min. Zone Width	15 Feet (Adjacent to public Right-of-Way) 8 Feet (along interior property lines)		0 Feet* 0 Feet	Y N
Wall Height	8 Feet		8 feet	Y

*Encroachment into the required buffer zone permitted when driveway is perpendicular to public Right-of-Way in accordance with Title 19 – Section 19.12.040.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
	40,971 square feet	1/300 square feet of gross floor area	137	5	164	6	Y
SubTotal			137	5	164	6	

TOTAL (including handicap)			137		170		
Loading Spaces			3		0		N

Waivers		
Request	Requirement	Staff Recommendation
Landscape buffer widths	8 feet	Approve
Landscape standards – required trees	59	Approve
Parking lot landscaping – required trees	37	Approve

ANALYSIS

- **General Plan and Zoning**

The General Plan land use designation for the project site is O (Office). A companion request Rezone (ZON-18753) to change from U (Undeveloped) to P-R (Professional Office and Parking) shall be considered concurrently with this proposal. The P-R zone is consistent with the general plan land designation for office uses. The subject project site is residual of parcel owned by the previously owned by Church of Jesus Christ Latter Day Saints. The Special Use Permit (U-0255-90) that allowed for the construction of the church effectively dictated the remainder parcel would be developed in some form of parking and/or commercial use.

- **Site Plan**

The project will be constructed upon a 2.72-acre remnant “flag” lot accessible from Smoke Ranch Road via a 60 foot wide access point. The lot entrance will be improved as a 24-foot wide two-way driveway between planter areas and will serve as the only point of vehicular ingress and egress. The footprint of the office building will be within the larger developable portion of the site which expands to 380 feet by 240 feet. Associated hardscape and landscape improvements will be implemented including development of 370 lineal feet of on-site public trail along the eastern property line and parallel to an existing concrete drainage channel. A total of 190 surface parking spaces, perimeter landscaping and landscape islands are incorporated into the proposal.

- **Elevations and Residential Adjacency**

Project elevations depict a 3-story 35 foot high contemporary office building design to include stone tile, aluminum storefront accents, glass guardrails, and painted stucco. Approved Variance (VAR-12669) allows a building height of 3 stories.

The project site is located next to existing single family residences and as such is subject to the Residential Adjacency Standards (RAS) of Title 19.08. Plan Cross-sections indicate the elevation of the adjacent single family residential pads rise 7 feet above the project site. These plans also show building elevations with a tiered design with the height of the west edge of the structure at 26 feet rising to 35 feet tall. The maximum building height would not exceed the RAS 3:1 slope envelope restrictions. The matching residential setback requirement for the R-CL (single-family compact lot) zoning district is five feet from the residential property line and the required RAS setback is 60 feet. The proposed building meets all RAS required setbacks as the structure will be sited 77 feet from the west property line. Furthermore, the trash enclosures will be located at the eastern property line at a distance greater than 50 feet from the residential uses.

- **Parking**

As proposed the project will exceed required parking with 164 regular spaces and 6 spaces. Required parking for office use is 137 spaces including 5 handicapped spaces. No loading parking spaces are depicted and as such a revised site plan shall be required to address the required 3 spaces

- **Landscape Plan**

Project will not meet minimum 8 foot landscape buffer widths requirement along the southern property line and along the on-site public trail. The developer has agreed to construct the on-site public trail along the eastern property line that will provide connectivity from the off site trail segment linked to the public Right-of-Way (ROW) on Smoke Ranch Road. Waivers of perimeter landscape buffer widths, landscape standards, and parking lot landscaping is included in this application request. To allow vehicular access to the site an encroachment into the required 15 landscape buffer zone along the street frontage is required. In accordance with Title 19 – Section 19.12.040 encroachment into the required landscape buffer is permitted as the driveway is perpendicular to the public Right-of-Way

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed project will complement the diversity of uses in the immediate vicinity as single-family residential, a church, educational facilities, Business Park, and park and open space make up the existing development surrounding the project site. Additionally, the proposal will result in development of an underutilized parcel with a professional office use.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Subject to approval of the landscape buffer zone widths and parking lot landscaping standards the proposed project will meet the requirements of Title 19 for Commercial Developments.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Vehicular access to the site is adequate and the proposal will not result in adverse effects to roadway operations along Smoke Ranch road. Additionally, designated public trail will be constructed on-site thereby providing safe pedestrian access and connectivity to the off-site segment directly adjacent to the project parcel.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building includes materials and colors that complement the desert environment. The proposed landscape materials are appropriate.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations indicate a contemporary architectural design that will blend well with the existing architecture of the adjacent school, church, and business park north of Smoke Ranch Road. No adverse effects to community character or aesthetics will result with implementation of this proposal.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Human health and public safety concerns are considered negligible with this proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 210 by Planning Department

APPROVALS 0

PROTESTS 1